

## **BRISTOL HISTORIC DISTRICT COMMISSION MEETING**

Held: July 7, 2016, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members John Allen, Mary Millard, Ben Bergholtz, Jessica Doyle

Also Present: Andrew Teitz, Esq.

Absent: Victor Cabral, Thomas Enright

Chairman Lima brought the meeting to order at 7:01pm.

Pledge of Allegiance

The minutes of the June 2, 2016, meeting were approved as presented. (Allen/Bergholtz 5-0)

1. 16-062 – 250 Metacom Ave., Mt. Hope Farm  
Barn Emergency Exit: 1. remove window; 2. add door; 3. add ramp

Contractor Robert Majors presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Alterations are necessary due to Fire Department regulations. A new emergency exit and ADA ramp are to be installed in the rear (north elevation) of the barn. The ramp will be concrete with painted wood posts and rails. A window will be removed to accommodate the door which will be metal with a metal jamb as shown in exhibits. The door has six panels and will be painted.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 16-062 as presented for a steel door and concrete ramp as shown in exhibits in accordance with Secretary of the Interior Standard #9 (Allen/Doyle 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also, the emergency exit door and ramp are required by Fire Department Regulations.**

**Project Monitor: John Allen**

2. 16-071 – 43 Byfield St., Ann Marie Tortorice  
repair/replace front porch columns

Property owner Ann Marie Tortorice presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Mrs. Tortorice wants to repair/replace front porch columns with PermaCast columns. PermaCast columns are made from a composite material and are of low end construction.

It was noted by member Allen that repair of columns in the house across the street were approved using composite material for the base and wood for the columns. Base design was to be approved by the project monitor.

Member Bergenholtz noted that the columns could probably be repaired using epoxy filler.

Commission members were reluctant to approve use of this material, and felt further research on repair by the owner was in order. Also, Commission members will visit the site individually to examine the condition of the columns and column bases. Mrs. Tortorice will check with HDC staff for names of contractors familiar with this type of repair. The application will be continued at the August meeting.

Chairman Lima invited comments from the public. There were none.

**A motion was made to continue Application 16-071 to the August 4, 2016, meeting (Millard/Allen 5-0).**

3. 16-073 – 208 High St., Charles Garcia
1. remove chimney; 2. repair/patch roof

Property owner Charles Garcia presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Garcia noted that the chimney is in very deteriorated condition on the interior of the house and is a non-functioning chimney. He noted that the exterior needs to be repointed. He also stated that there was a chimney on the front which had been removed prior to his purchase of the property.

Chairman Lima stated that she had a problem with approving the removal of a feature as did member Bergenholtz. He agreed with her stating it is a character contributing detail of the building.

Mr. Garcia stated he had been advised to remove it last year and is concerned with the expense of building a support for the exterior portion of the chimney after the interior is removed. Members Millard and Allen were concerned with the removal but were also aware of the considerable expense involved.

Chairman Lima invited comments from the public. There were none.

**A motion was made by member Allen to approve Application 16-073 as presented for the removal of the chimney in accordance with Secretary of the Interior Standard #2 because of the deteriorated condition. He noted the chimney was in the rear with minimal visibility from the street. Also, removal can't be avoided due to the structural nature of the deterioration.**

It was then decided to poll the members prior to a formal vote regarding this motion. Mr. Allen then withdrew his motion. Poll showed 4 for removal and 1 opposed.

**Mr. Allen then repeated his motion to approve Application 16-073 as presented to remove the chimney and to make repairs to the roof in accordance with Secretary of the Interior Standard #2 (Allen/Doyle 4-1 (Bergenholtz against)).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 2. He also noted the chimney was in the rear with minimal visibility from the street. Also, removal can't be avoided due to the structural nature of the deterioration.**

**Project Monitor: Oryann Lima**

Member Millard recused herself from hearing the following two applications as her husband's company is the general contractor for the jobs.

4. 16-076 – 35 Burton St., Kate Keeting  
replace rear door overhang

Contractor Dean Nadalin presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Nadalin stated that the owner wanted to remove existing new overhang and replace it with traditional design as pictured in exhibits.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 16-076 as presented in accordance with Secretary of the Interior Standards #9, 10 (Doyle/Bergenholtz 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10.**

**Project Monitor: John Allen**

5. 16-077 – 10 High St., Pam Mirick  
1. new pergola; 2. new patio

Contractor Dean Nadalin presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is to add a pergola 8x8ft. with 9ft. columns on the rear of the addition. This pergola will not be visible from the street. The columns will be constructed of composite Poly-classic with painted fir cross members. The patio will be flush to the ground constructed of bluestone.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 16-077 as presented for new Poly-classic and wood pergola and bluestone patio in accordance with Secretary of the Interior Standard #9 (Allen/Bergenholtz 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also, the use of composite material is on a new addition and will not be visible from the street.**

**Project Monitor: Victor Cabral**

HDC  
July 7, 2016

Member Millard resumed her seat on the Commission.

6. 16-078 – 251 Thames St., ETC Group, LLC  
signs

Charles Barone business owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is for new signs to be attached to the front and rear of the store. Signs are metal with vinyl letters in white, black and red as pictured in exhibits.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 16-078 as presented for new signs in accordance with Secretary of the Interior Standard #9 (Doyle/Allen 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also, there have been signs previously and these are appropriate for the area.**

**Project Monitor: John Allen**

7. 16-079 – 295 Hope St., Flint & Flame, Steven Mould  
signs

Stephen Mould business owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Application is to use existing sign with new logo and business name lettered on existing awnings. The sign will be black and white.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 16-079 as presented for sign and lettering on awnings in accordance with Secretary of the Interior Standard #9 (Allen/Doyle 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: Oryann Lima**

8. 16-083 – 220 High St., Walley School, Byfield School – Town of Bristol  
CONCEPT REVIEW - renovations

Director of Community Development Diane Williamson presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Regarding the Walley School, the town is attempting to repurpose the building and to that end several modifications have been proposed. The architect working on the project recommended that the open vestibule

on the north-west corner of the building be closed in to make a space for a bathroom. The exterior wall would be designed to look like doors, but would not be doors. Planters would be arranged on the stairs, which will remain, in order to deter the public from entry. The existing doors are glass and are not original to the building. The Commission members felt this was an appropriate concept. Mrs. Williamson stated the project was in early stages, and that she would submit a formal application when final plans were in place.

Regarding Byfield School, a bid for replacement of the copper gutters on all four elevations has been advertised. Under consideration is the use of copper or aluminum downspouts. Other items in the rehabilitation of the building are re-pointing of the brick walls, re-glazing windows, and re-pointing the chimney. Mrs. Williamson stated that the Town Council members want all the repair work to be done as one job.

Commission members noted that all in kind repairs and replacements can be approved administratively, however an application to change down spout material must be reviewed at a regular Commission meeting.

#### STAFF REPORT

Sign-Offs – June = 13

#### PROJECT MONITOR REPORTS

Chairman Lima noted that during a conversation with Councilman Sweeney he stated that the Town Council was pleased with the timely adoption by the Commission of rules of procedure for solar installations. Chairman Lima gave Solicitor Teitz recognition for his efforts in drafting the rules.

**RULES OF PROCEDURE; ADMINISTRATIVE REVIEW AND APPROVAL AUTHORITY:**  
Amendment to add "window signs with reversible logos and/or lettering" and "new logos/lettering on existing signs" to items that may be administratively approved. Discussion and possible vote.

Commission members felt it would be appropriate to add the above to the existing Administrative Review and Approval Authority.

**A motion passed to approve the addition of "window signs with reversible logos and/or lettering" and "new logos/lettering on existing signs" to the Administrative Review and Approval Authority (Allen/Bergenholtz 5-0).**

#### Adjourn:

A motion to adjourn was unanimously passed at 8:55pm

SC

Date Approved: August 4, 2016

## BRISTOL HISTORIC DISTRICT COMMISSION

### Monthly Sign-Off Report

June, 2016

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
6/2	16-067	265 Hope	Remove/replace shingles to repair leak
6/2	16-068	12 Byfield	Repair paver driveway
6/2	16-069	259 Hope	Remove fence
6/7	16-070	35 Church	Re-roof
6/16	16-072	900 Hope	Re-roof barn
6/21	16-074	101 High	Repairs to trim east elevation
6/21	16-075	96 High	Repairs to lattice, ceiling
6/21	16-080	1020 Hope	Repave driveway
6/21	16-081	170 High	New ground level paver patio
6/21	16-082	106 High	Repairs to front stairs, rails and balusters
6/28	16-084	232 Hope	Repair rubber roof
6/28	16-085	31 Burnside	Repair fence
6/30	16-086	49 Church	Re-roof